A preface to the reader by Thomas Phayre.

Onsyderynge the greate vtilitie and assuraũce vnto parties, when their euydence and wrytynges of recorde, are wel & substantiallye cõpounded, for by suche euidence (as by the mooste perfect way of credite) are matters in the lawe continually decysed, truthe is made open & falshed detected, ryght aduaunced and wronge suppressed, matters of dout are put out of question, and by such euidence is iustice and equitie to euery man yelded, sute and cõtention auoyded, vnitie and cõcorde induced, vertuous & polytyke ordre obserued, finally loue and amitie encreaseth, wyth all kynde of goodnesse in quyet,

whyche is the chefe parte of felicitie or happynesse in this lyfe, as sayeth the Phylosopher in the .x. of Ethikes. And contrarye wyse, howe great incommodityes and daũger done arise dayly betwene mã & mã, by the negligence or rather ignorãce of some which eyther presuming vpon theyr owne wyttes, or els by occasiõ for lacke of good prelidẽtes, or better learned counsel, make mens euidences oftentimes so sclẽdre, that it were as good to be vterlye wythout them, somtymes so difficile, double and obscure, that there maye be founde as manye doubtes as sentences (a very greate occasion of wrangling and stryfe) yea and that is worse, manye tymes so false & erronious, that nothynge lesse appeareth then the truthe of those thynges that the wrytynge was prouided for, I suppose for

lacke

lacke of the cõmon & vsuall trade of the makynge of euidence, and termes therof, whyche as they be moost auncient, so wythout dout are they sureſt, & of moſt vailable effecte, and a greate daunger is it for any not exactly learned in the lawes to altre or varye from the ſame. For thoſe and manye other cõſiderations it ſhalbe very good, not onelye to al them that are deſirous to haue theyr aſſayres and neceſſarye wrytynges, earneſtlye and pleadablye recorded, but alſo to ſuche as pfeſſe the knowledge of the ſame facultie, and are not fully grounded or experte therin, to peruſe ouer thys litle treatyſe, wherin they ſhal fynde many notable and goodlye preſidentes of practyſe of al ſortes, fourmes and faſhyons, aſwel for the aſſuraũce of lãdes, both free and copy holde as for al maner bargaynes, coue-

nauntes and other matters belō-
gyng to the lawe, as aduousons
of benefyces and other promoti-
ons, p̄sētations & thinges pertey-
ning to ẏ same, indētures, dedes,
feoffemētes, dowers, ioyntures,
bōdes, releases, quyttaūces, war-
raūtes, exchaunges, charters, pa-
tentes of offices, fees, and annui-
ties, letters safecōduyte, bylles of
cōplayntes, tytles, plees and an-
swers, and letters of testimonye,
wyth diuers other instrumentes
and necessary wrytynges, daylye
practysed and had in vse amonge
the people. And in thys study can
no man cōplayne for losing of his
tyme, for he shall be well and ver-
tuously occupied. Yea euery good
person that can wryte and reade
and entendeth to haue any thyng
to do amonge the cōmon weale,
muste of verye nede, for his owne
aduaūtage applie his mind som-
whar

what vnto this kynde of learning
speciallye yf he do consydre howe
great a faute it is to be rude & ig-
noraũt in so pleasaunt, so easye &
cõmodious a study as this is. For
yf other bokes whyche are made
eyther for delyte & pleasure of the
eares, as are rymes, iestes, & such
other, or for the memorial of thin
ges ẏ are gone & past, as storyes,
chronicles & lyke, are had in esti-
matiõ (as they be in dede no lesse
worthy:) howe moch more ought
this to be regarded, yea & diligẽt-
ly studied, ẏ sheweth the makyng
of those thynges, wherupõ depẽ-
deth the welth & lyuynge of men,
without which thinges there can
no tytle lawfullye be claymed, no
landes nor houses purchased, no
right recouered agaynst false vsur
pers, no sufficient testimonye of ẏ
actes of our auncestours, finally
no mã cã be sure of his owne liue-
lod

lod wout helpe of euidẽce, which as a trusty anker, holdeth ỹ right of euery mans possessiõs safely & surely agaynst al troubles & stormye tempestes of iniuries, not of mẽ only but of time also the cõsumer of al, of which euidẽce (whosoeuer shal loke vpõ this litle treatise) shal fynde it I trust, reasonably furnished aboue other bokes that haue hertofore ben vsed, as it shal appeare to euery iust reader. And therfore is it cõpoũded both in English & in latin, to thintente it may be the easelyer takẽ & pceyued of thẽ ỹ are but meanely learned in the latyne tonge, & also for such as wyl applie theyr children to ỹ readyng & vnderstãdynge of common euidences & writynges. Wherin I beseech God that they may pcede both to theyr owne cõmoditie, & profite of theyr poore neyghbours. Amen.

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